FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk









35 Rushton Grove, Harlow, CM17 9PR

Asking price £425,000

Fortune & Coates are delighted to offer to the market this beautifully presented three-bedroom end-of-terrace family home, arranged over three floors and situated in the sought-after location of Rushton Grove, Harlow.

Upon entering, you are welcomed into an inviting entrance hallway with stairs rising to the first floor and access to the kitchen, living room and a convenient downstairs W/C.

The modern fitted kitchen comprises a stylish range of light grey wall and base units, complemented by sleek work surfaces and tiled splashbacks. The kitchen benefits from an integrated oven, gas hob and extractor hood, alongside ample storage and preparation space.

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Living room 12'9" x 14'6" (3.90 x 4.43)

Kitchen 6'2" x 9'8" (1.89 x 2.96)

Bedroom 12'10" x 8'5" (3.92 x 2.59)

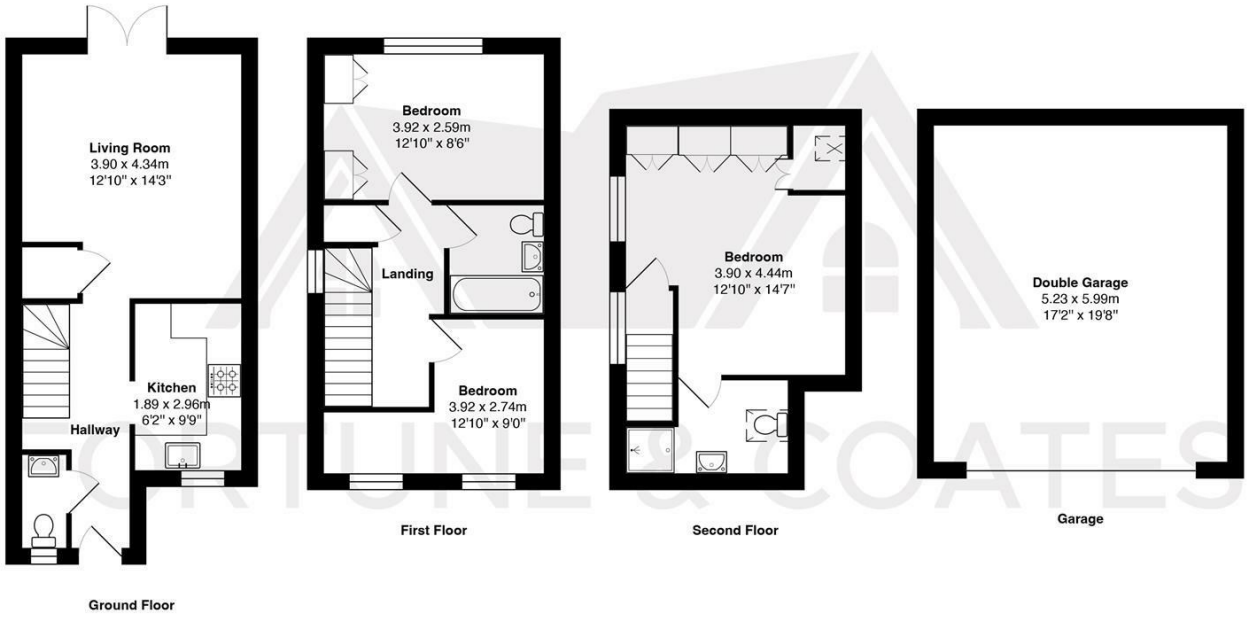
Bedroom 12'10" x 8'11" (3.92 x 2.74)

Bedroom 12'9" x 14'6" (3.90 x 4.44)

Double garage 17'1" x 19'7" (5.23 x 5.99)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

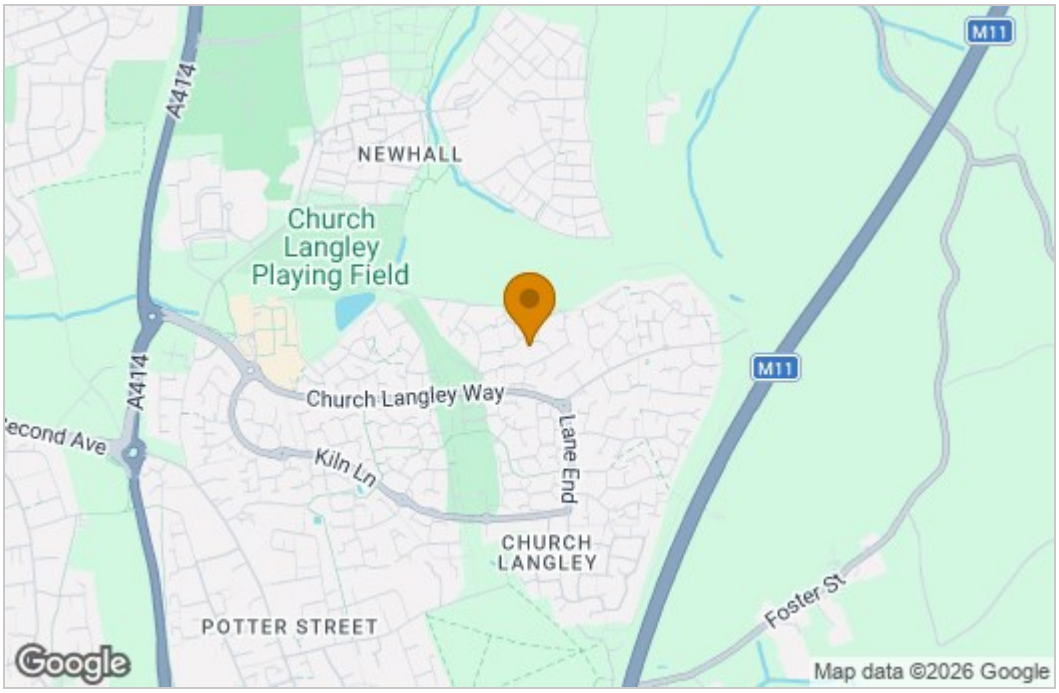


Total Area: approx. 114.5 m² ... 1233 ft²

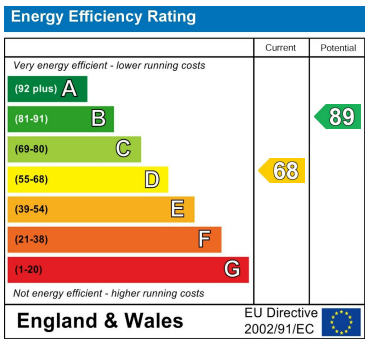
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

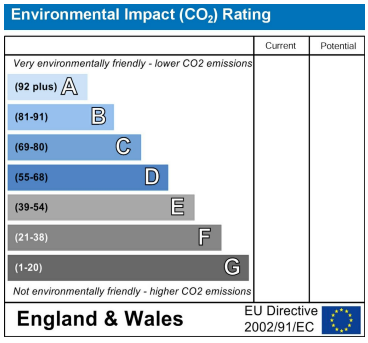
Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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